

011.A

0001

0221.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	221
Owner 1: BRENTWOOD REALTY PARTNERS LL		
Owner 2:		
Owner 3:		
Street 1: 60 PLEASANT ST #G12		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: CARR DAVID W/EXECUTOR -	
Owner 2: ESTATE OF DAVID P WILFERT -	
Street 1: 4 NEWMAN WAY	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION									
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R6	APTS LOW		water					
o				Sewer					
n				Electri					
		Census:		Exempt					
		Flood Haz:							
D				Topo					
s				Street					
t				Gas:					

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	331,000			331,000	
Total Card	0.000	331,000			331,000	Entered Lot Size
Total Parcel	0.000	331,000			331,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	462.29	/Parcel: 462.29	Land Unit Type:

APPRAISED:

331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000

**USER DEFINED**

Prior Id # 1:	148977
Prior Id # 2:	
Prior Id # 3:	
Date:	12/29/21
Time:	19:28:38
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	04/26/18
Time:	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.	.	331,000	Year end	12/23/2021	
2021	102	FV	326,400	0	.	.	326,400	Year End Roll	12/10/2020	
2020	102	FV	317,200	0	.	.	317,200	317,200 Year End Roll	12/18/2019	
2019	102	FV	268,000	0	.	.	268,000	268,000 Year End Roll	1/3/2019	
2018	102	FV	221,900	0	.	.	221,900	221,900 Year End Roll	12/20/2017	
2017	102	FV	206,500	0	.	.	206,500	206,500 Year End Roll	1/3/2017	
2016	102	FV	206,500	0	.	.	206,500	206,500 Year End	1/4/2016	
2015	102	FV	186,400	0	.	.	186,400	186,400 Year End Roll	12/11/2014	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000	197	PATRIOT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 1.																
Sty Ht: 5 - 5 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																	
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																	
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:																	
Frame: 2 - Steel		<b>OTHER FEATURES</b>																				
Prime Wall: 8 - Brick Veneer		Kits: 1	Rating: Average	A Kits:	Rating:																	
Sec Wall:	%	Frl:	Rating:	Upper:																		
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lvl 2:																		
Roof Cover: 4 - Tar & Gravel						Lvl 1:																
Color: BRICK						Lower:																
View / Desir: N - NONE																						
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																		
Grade: C - Average		Location: R - Rear																				
Year Blt: 1971	Eff Yr Blt:	Total Units:	Floor: 2 - 2nd Floor																			
Alt LUC:	Alt %:	% Own:	0.903699994																			
Jurisdct:	Fact: .	Name:	16 - 6031																			
Const Mod:		<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Lump Sum Adj:		Phys Cond: AV - Average	28. %	Exterior:	No Unit	RMS	BRS	FL	1	3	1	0										
<b>INTERIOR INFORMATION</b>				Functional:																		
Avg Ht/FL: STD		Economic:		Additions:																		
Prim Int Wal: 2 - Plaster		Special:		Kitchen:																		
Sec Int Wall:	%	Override:		Baths:																		
Partition: T - Typical						Plumbing:																
Prim Floors: 4 - Carpet		Total:	28.8 %	Electric:																		
Sec Floors:	%					Heating:																
Bsmnt Flr:						General:																
Subfloor:						<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>								
Bsmnt Gar:						Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price			<b>SUB AREA DETAIL</b>								
Electric: 3 - Typical						Size Adj.: 1.3379885																
Insulation: 2 - Typical						Const Adj.: 1.00909925																
Int vs Ext: S						Adj \$ / SQ: 438.803																
Heat Fuel: 3 - Electric						Other Features: 32751																
Heat Type: 6 - Elec Base/B						Grade Factor: 1.00																
# Heat Sys: 1						NBHD Inf: 1.34000003																
% Heated: 100	% AC: 100					NBHD Mod:																
Solar HW: NO	Central Vac: NO					LUC Factor: 1.00																
% Com Wal	% Sprinkled					Adj Total: 464891	Juris. Factor:			Before Depr:	588.00											
						Depreciation: 133889	Special Features: 0			Val/Su Net:	462.29											
						Deprecated Total: 331002	Final Total: 331000			Val/Su SzAd:	462.29											
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0221.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:													Total Special Features:				Total:				